

CITY OF LEWISTON  
STAFF REVIEW COMMITTEE MEETING  
FINAL MINUTES for October 9, 2018

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- I. **ROLL CALL:** The meeting was held in the Third Floor Conference Room of City Hall and was called to order at 9:00 a.m.

**Staff In Attendance:** David Hediger Director of Planning & Code, Douglas Greene, City Planner, Justin Early, Project Engineer, Paul Ouellette, Fire Inspector, Thomas Maynard, Building/Plumbing Inspector and Benjamin Westman, Code Enforcement Officer

**Staff Absent:** Derrick St. Laurent, Sargent of Police

**Guests Present:** Frank Crabtree, Harriman Associates  
Josh Breau, Lewiston Public Schools, Facilities Director  
Jim Johnson and Terry Taylor, National Resources & Conservation Services

- II. **ADJUSTMENTS TO THE AGENDA:** None

- III. **CORRESPONDENCE:** None

- IV. **NEW BUSINESS:**

- a) Harriman Associates on behalf of the Lewiston School System has submitted a development review application and is seeking to locate 2 temporary classrooms and expand a teacher's lounge/break area at Martel Elementary School located at 860 Lisbon Street.

Josh Breau explained that they need these additional temporary structures because there was a sewer backup into the basement on September 6, 2018. This was caused by a root ball from a tree. As they were attempting to clean up the backup in the basement, they also discovered mold in the walls. He said this is 1,700 sf of usable space and they are trying to replace this space temporarily by adding these three structures. He said at the end of the school year the structures will be removed. Doug said that this issue needed to be resolved ASAP and could not wait to go to Planning Board. This is a temporary situation that needs to be resolved because of health risks.

Paul had fire concerns in that the temporary buildings were to close together and the State Fire Marshall's Office would have a problem with this. Each trailer would need to have a 20 foot gap between them. Josh said they could not do 20 feet but possibly 15 feet and hoped the State would be acceptable to that. Tom said they should also speak to the State Fire Marshall's office regarding building and plumbing permit requirements and this would be a condition of approval. David told Frank to amend the plan also to say Staff Review and not Planning Board and that it should state that these are temporary structures and will be gone no later than June or July of next year.

The following motion was made:

**MOTION:** by **Paul Ouellette** to approve the two temporary classrooms and the expansion of the teacher's lounge/break area subject to the following conditions:

1. Approval from the State Fire Marshall's Office for 15 feet of separation between structures.;
2. Amend the site plan to reflect approval from the Staff Review Committee and add a note that the temporary classrooms are to be removed add the end of the current school year.

Second by **Thomas Maynard**.

**VOTED: 5-0 (Passed)**

- b) Maine Farmland Trust on behalf of New Roots Cooperative Farm has submitted a development review application to construct two greenhouses at 952 College Street.

Doug stated that the New Roots Cooperative Farm has received grant funds from a U.S.D.A. program and has begun to erect two greenhouses structures. They were not aware at the time they had to pull a building permit or come before the City for approval. Each of these houses has a square footage of 2,880. These greenhouses are an agricultural use but if larger than 5,000 sf would have needed to go before the Planning Board. Doug said that the project is time sensitive and they decided to allow them to come before the Staff Review Committee for the two erected buildings. He said they will be coming to the Planning Board in the near future to approve additional hoop houses. Benjamin said that he was been out to that site and was not sure how well these greenhouses would hold up as this area is very windy. Jim Johnson said these steel structure kits are purchased from different companies in New Hampshire and a federal grant is paying for them. Doug brought up the water runoff factor as these buildings would be a total of approximately 18,000 square feet. He said there was thick vegetation where the drainage areas are.

Doug said he received an email from one of their neighbors who lives across the street. He said she was concerned about property values, visual impact and setbacks but mostly not happy about the structures. Jim Johnson said that the use will stay agricultural and these structures will not be used for livestock. Ben said that the setbacks were not an issue there. The Committee asked about lights and heaters and Terry said they may run fans inside the structures. The property already has access to water and power.

Tom requested specifications and list of materials being used on each structure to make sure they are building them to code.

David said that the applicant is requesting the City to bend the rules because the square footage was going to be over 5,000 with the two structures; he was uncomfortable about approving both. He said they could approve one

structure at this meeting and they should come before the Planning Board at their next meeting on Monday, October 22, 2018 and bring a more detailed plan showing property lines and setbacks of all of the structures.

The following motion was made:

**MOTION:** by **Paul Ouellette** to approve one 2,880 square foot High Tunnel System greenhouse with the following conditions:

1. Applicant must provide specifications for installation of the structure with the building permit application.
2. A copy of the completed NRCS inspection job sheet must be submitted to the city upon completion of each structure.

Second by **Thomas Maynard**.

**VOTED: 5-0 (Passed)**

**V. READING OF MINUTES:**

The minutes from the August 30, 2018 will be approved at the next SRC meeting.

**VI. ADJOURNMENT:** The following motion was made to adjourn.

**MOTION:** by **Paul Ouellette** that this meeting adjourns 10:20 a.m.  
Second by **Thomas Maynard**.

**VOTED: 5-0 Passed).**

Respectfully Submitted:



Cathy Lekberg, Administrative Assistant  
Planning & Code Department